148.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,800 / 997,800
					USE VALUE:	997,800 / 997,800
					ASSESSED:	997,800 / 997,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REILLY JOHN F & MARIA C/TRS
Owner 2:	REILLY FAMILY NOMINEE TRUST
Owner 3:	
Street 1:	P.O. BOX 573
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	REILLY JOHN -
Owner 2:	-
Street 1:	P.O. BOX 573
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,619 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 3132 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4619.000	601,900	4,900	391,000	997,800
Total Card	0.106	601,900	4,900	391,000	997,800
Total Parcel	0.106	601,900	4,900	391,000	997,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.58 | /Parcel: 318.5

Legal Description

User Acct 97433

GIS Ref

GIS Ref

Insp Date 12/19/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 148.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	602,100	4900	4,619.	391,000	998,000	998,000	Year End Roll	12/18/2019
2019	105	FV	446,300	4900	4,619.	391,000	842,200	842,200	Year End Roll	1/3/2019
2018	105	FV	446,300	4900	4,619.	346,300	797,500	797,500	Year End Roll	12/20/2017
2017	105	FV	419,900	4900	4,619.	290,500	715,300	715,300	Year End Roll	1/3/2017
2016	105	FV	419,900	4900	4,619.	290,500	715,300	715,300	Year End	1/4/2016
2015	105	FV	376,400	4900	4,619.	251,400	632,700	632,700	Year End Roll	12/11/2014
2014	105	FV	376,400	4900	4,619.	243,000	624,300	624,300	Year End Roll	12/16/2013
2013	105	FV	390,800	4900	4,619.	231,200	626,900	626,900		12/13/2012

!11573!

PRINT

Date	Time
12/11/20	01:43:43

LAST REV

Date	Time
09/07/18	08:57:25
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11573

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY JOHN,	60177-450		10/4/2012	Convenience	1	No	No		
REILLY JOHN & R	30584-378		8/25/1999	Family	80,000	No	No		
REILLY JOHN/ETA	26796-244		11/1/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	953	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4619		Sq. Ft.	Site		0	70.	1.21	8									391,000						391,000	

Total AC/HA: 0.10604 | Total SF/SM: 4619 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 391,000 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98524904
Const Adj.:	0.97757620
Adj $ / SQ:	163.737
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739492
Depreciation:	137546
Depreciated Total:	601947

COMMENTS

3 MAIL BOXES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16			BRs: 8				Baths: 3		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
1	4	2	
Totals			
3	16	8	

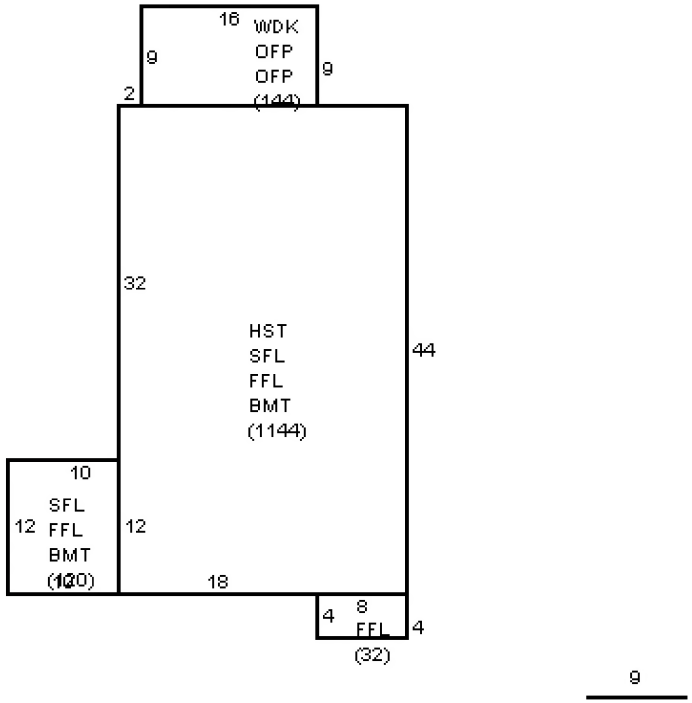
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.74
Special Features:	0	Val/Su Net:	124.67
Final Total:	601900	Val/Su SzAd	192.18

SKETCH



SUB AREA

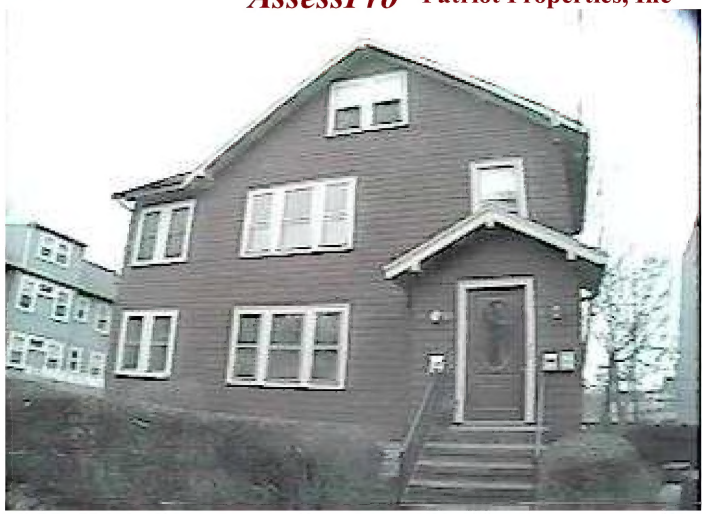
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	163.740	212,203
BMT	Basement	1,264	49.120	62,089
SFL	Second Floor	1,264	163.740	206,963
HST	Half Story	572	163.740	93,657
OFP	Open Porch	288	21.730	6,258
WDK	Deck	144	12.650	1,822
	Net Sketched Area:	4,828	Total:	582,992
Size Ad	3132	Gross Are	5400	FinArea 3132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

148.0-0004-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1921	21.58	T	40	105			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900